



**29 Lethbridge Road, Southport, PR8 6JA**  
**Offer in Excess of £550,000**  
**'Subject to Contract'**



12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



A simply stunning detached family residence offering immaculately presented living accommodation over four floors. The property retains its all-important character and appeal perfectly balanced with a modern contemporary feel throughout! The generous living space comprises of three reception rooms, living dining conservatory and modern breakfast kitchen to the ground floor. A cloakroom/WC gives way to the basement level arranged as a fabulous entertainment space with games room, bar and utility room. The first floor has been remodeled creating a perfect master bedroom suite spanning the width of the property and including dressing room and en suite bathroom. The two front facing bedrooms share a jack & jill en-suite. To the top floor there are a further two double bedrooms and separate bathroom, perfect for use as independent relative or teenager suite! The established and mature gardens hare a definite feature providing off road parking for numerous vehicles and enclosed garden to rear with raised deck terrace, Indian stone patio and generous lawn leading to timber-built home gym which could also double as home office space if required! The much sought after location is particularly convenient for nearby Primary & Secondary Schools including KGV 6th Form College. A nearby bus service provides access to Lord Street and the Southport Town Centre.

#### **Enclosed Entrance Vestibule**

Glazed double outer storm doors, glazed stained and leaded light inner door with matching side screens leading to Reception Hall.

#### **Reception Hall**

Grand Entrance Hall with 'Karndean' flooring, dado rail and ornate corbels and coving. Stairs lead to First Floor with handrail, spindles and newel post, doors lead to main accommodation and further door leads to...

#### **Cloak Room/WC** - 1.24m x 1.63m (4'1" x 5'4")

UPVC double-glazed side window, low level WC and vanity wash hand basin with mixer tap and cupboards below. 'Karndean' flooring laid, recessed spotlighting and concealed staircase via door leads to lower Ground Floor/basement level providing a further suite of rooms.

#### **Principle Lounge** - 5.28m into bay x 4.42m (17'4" into bay x 14'6")

UPVC double-glazed window with fitted blinds to front of property. Ornate marble fire surround over tiled hearth including mantelpiece. Dado rail, picture rail and ornate coving to ceiling rose.

#### **Dining Room** - 5.31m into bay x 4.42m (17'5" into bay x 14'6")

UPVC double-glazed bay window with fitted blinds to front of property. Living flame gas fire with cast iron and tiled interior, wooden fire surround and mantelpiece. Dado rail, picture rail and ceiling moulding to ceiling rose.

#### **Sitting Room** - 4.44m into recess x 4.75m into door recess (14'7" into recess x 15'7" into door recess)

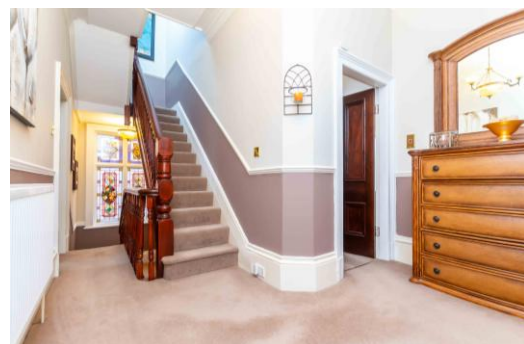
Working fireplace with cast iron and tiled interior, wooden fire surround over tiled hearth. Original tall cupboard and drawers to chimney recess, TV cabinet fitted to further recess with cupboards below. Dado rail, picture rail, coving and ceiling rose. Glazed double doors lead to...

#### **Conservatory** - 6.38m into recess x 4.8m (20'11" into recess x 15'9")

UPVC double-glazed French doors lead to raised terrace overlooking garden, UPVC double-glazed windows and side door with steps to Indian stone patio and garden to side. Wooden flooring laid, centrally heated with ceiling fan and light points. Glazed internal door leads to...

#### **Breakfast Kitchen** - 3.35m x 6.43m to recess (11'0" x 21'1" to recess)

UPVC double-glazed windows overlook garden to rear. Breakfast kitchen arranged in a modern shaker style, incorporating a range of built-in base units with cupboards and drawers, wall and glazed China cupboards, working surfaces and raised breakfast bar. One and a half-bowled sink unit with mixer tap and drainer, wall cupboard houses two central heating boilers, one servicing the basement and Ground Floor level, while the second services the First and Second Floors of the property independently. Integral appliances include dishwasher, space available for range-style double oven with seven-burner hob and extractor over. Space available for free-standing fridge freezer. Additional integral appliances include fridge. 'Karndean' flooring continues with part wall tiling and recessed spotlighting.



### First Floor Half Landing

With double-glazed, stained and leaded feature side window including original motif, stairs lead to main landing with further separate staircase to Second Floor including handrail, spindles and newel post.

### Master Suite - 4.14m x 4.47m (13'7" x 14'8")

UPVC double-glazed window overlooks rear garden. Dado rail, recessed spotlighting and ceiling fan with light point. Door leads to...

### Dressing Room - 3.53m x 2.62m to rear of wardrobes (11'7" x 8'7" to rear of wardrobes)

UPVC double-glazed window to rear, extensive fitted wardrobes incorporating useful hanging space, shelving and fitted dressing table. Recessed spotlighting, ceiling fan and light point and further door leads to...

### En Suite Bathroom/WC - 2.77m x 2.79m (9'1" x 9'2")

Two UPVC double-glazed windows overlook rear of property. Five-piece modern bathroom suite comprising of low-level WC, vanity wash hand basin with useful storage cupboard below, step-in shower enclosure with body jet/hydro style shower and twin vanity wash hand basins. Panelled bath with tiled surround, wall mounted ladder style chrome heated towel rail, tiled walls and recessed spotlighting.

### Bedroom 2 - 5.28m into bay x 4.47m to rear of wardrobes (17'4" into bay x 14'8" to rear of wardrobes)

UPVC double-glazed bay window to front of property. Extensive fitted wardrobes with bedside cabinets and drawers, separate knee hole dressing table to one wall. Coving, ceiling fan and light point with door leading to...

### Jack and Jill En Suite Bathroom/WC - 2.79m x 1.83m (9'2" x 6'0")

Three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and storage cupboards below, panelled bath with wall to floor style mixer tap, 'Triton' electric shower, shower screen and wall mounted chrome heated towel rail. Tiled walls with inset vanity wall mirror, recessed spotlighting and glazed stained and leaded light original sash window to front of property. Door leads to...

### Bedroom 3 - 4.7m x 4.44m (15'5" x 14'7")

UPVC double-glazed window to front of property, fitted wardrobes incorporating bedside cabinet drawers, knee hole dressing table to one wall. Dado rail, coving and ceiling rose.

### Second Floor Landing

Split-level landing access with 'Velux' skylight to roof pitch, exposed mock beams and stairs leading up to main internal landing, incorporating areas of reduces head height.

### Bedroom 4 - 4.52m x 4.5m overall measurements inc. areas of reduced head height (14'10" x 14'9" overall measurements inc. areas of reduced head height)

'Velux' skylight to roof pitch, storage to under eaves. Bedroom perfect for use as independent teenagers living space, relative or guest suite.

### Bathroom/WC - 2.26m x 1.83m (7'5" x 6'0")

'Velux' skylight to roof pitch, three-piece white suite with low level WC, pedestal wash hand basin, panelled bath with mixer tap and handheld shower attachment. Midway wall panelling.

### Bedroom 5 - 4.19m excl. entry door recess x 4.37m inc. areas of reduced head height (13'9" excl. entry door recess x 14'4" inc. areas of reduced head height)

Two 'Velux' double-glazed skylights to front facing apex and exposed painted beams. (Perfect for use as a teenager's living space, relative or guest suite).

### Basement Level

With inner hall access incorporating areas of reduced head height leading to laundry room, games room and open-plan to entertainment/bar area.

### Games Room - 5.18m into bay x 4.32m inc. areas of reduced head height (17'0" into bay x 14'2" inc. areas of reduced head height)

Laminate style flooring laid with recessed spotlighting, glazed display recess to one wall and currently in use as a games room.

### Bar/Entertainment Room - 2.34m x 1.83m (7'8" x 6'0")

Currently fitted out as a bar/entertainment space with electric light and power supply.

### Laundry/Utility Room

Utility room with plumbing for washing machine and space for tumble dryer.

### Outside

Hard surface driveway to front provides off-road parking for numerous vehicles, with shaped lawn, raised brick borders; well stocked with a variety of plants, shrubs and trees. Secure double-gated side access leads via brick-built store with external water tap to rear of property. Indian stone raised patio with a decked, raised terrace steps down to enclosed laid-to lawn, well-screened with a variety of plants, shrubs and trees. Separate access to timber summer house, currently arranged as a home gymnasium, could also be arranged as a useful home office space, if required. In the opinion of the Estate Agent, the gardens are a particular feature of the property.

### Tenure

Freehold.

### Council Tax

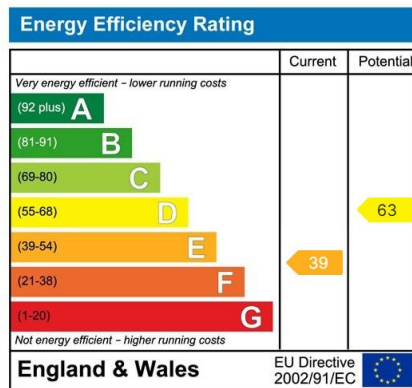
Sefton MBC Band F







Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.